



WITTERSHAM CLOSE



£450,000 Freehold

THE PROPERTY

£450,000 - £475,000

If you are looking for a family home which offers you the wow factor then you will not be disappointed as this lovely home is great for all the family to enjoy and an ideal property for entertaining with family and friends.

The current owners have maintained and presented throughout. To the ground floor you are welcomed to a spacious entrance hallway with French doors leading through to a good size lounge for all the family to chill and relax. The modern fitted kitchen offers a contemporary style kitchen/diner with a range of fitted units and a host of integrated appliances to include double oven, microwave, integral dishwasher, ample worksurfaces and a central island with hob and breakfast bar. This is a lovely space to entertain with friends and for family gatherings. Also with Bi-fold doors leading onto the terrace and the conservatory overlooks the private landscaped garden which is a lovely spot to enjoy.

On the first floor you are welcomed to four good size bedrooms, the premium bedroom offering fitted wardrobes, a modern ensuite plus family bathroom.

Moving outside you will not be disappointed with the lovely garden which is set on a corner plot with low maintenance in mind. The garden offers a summer house with bar which is ideal to use throughout the year and can be used as an office. Also with a large patio area and artificial grass leading to a further seating area. Offers double garage and driveway for four cars.

This is a lovely family home and we do recommend a viewing. Please call the Walderslade sales team.





Porch

Lounge

20' 1" x 14' 1" (6.12m x 4.29m)

Kitchen/Dining Room

23' 5" x 10' 6" (7.14m x 3.20m)

Conservatory

13' 2" x 9' 11" (4.01m x 3.02m)

Premium Bedroom

16' 10" x 14' 10" (5.13m x 4.52m)

Bedroom 2

12' 1" x 8' 4" (3.68m x 2.54m)

Bathroom

Bedroom 3

13' 1" x 7' 5" (3.99m x 2.26m)

Bedroom 4

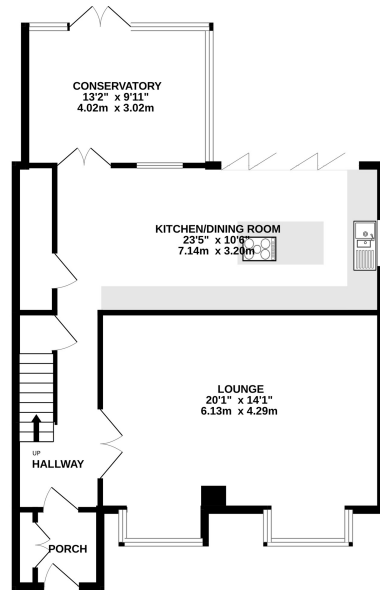
11' 2" x 6' 10" (3.40m x 2.08m)

Ensuite

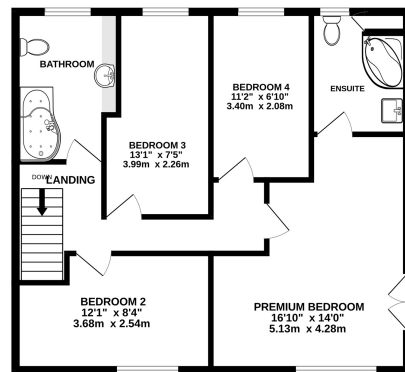


WITTERSHAM CLOSE, WALDESLADE, CHATHAM, KENT, ME5 7NA

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.




1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

EFFICIENCY RATINGS

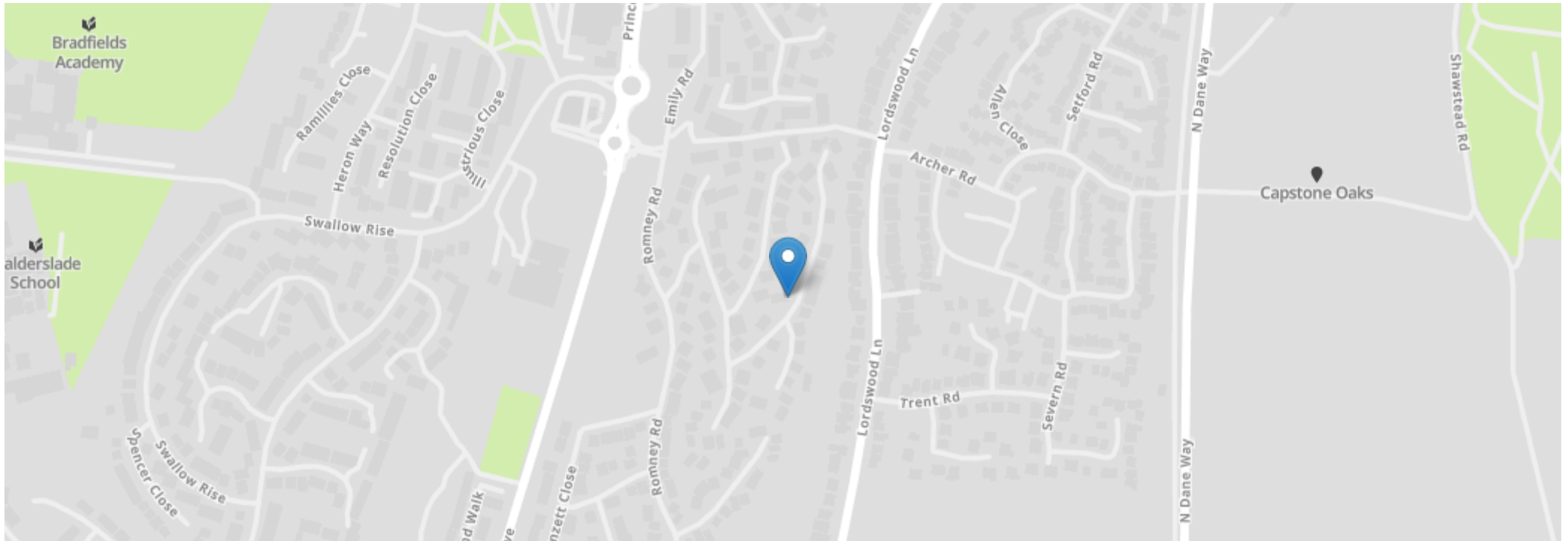
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway
Band C



SITUATION

Walderslade is within reach of local primary and secondary schools, shopping parades, doctors surgery and dentist. Being close to Chatham and Maidstone town centres, Capstone Valley Ski and Snowboard Centre, Historic Rochester and Dockside centre plus Bluewater Shopping Centre being approximately 20 minutes away by car. The area offers good transport links to the A2/M2, M20 and M25 plus Ebbsfleet International and Ashford.

DIRECTIONS

From Walderslade Village, at the roundabout, take the 2nd exit onto Robin Hood Lane. Turn right onto Walderslade Village Bypass and continue onto Walderslade Road. At the roundabout, take the 2nd exit onto Princes Avenue. At the roundabout, take the 3rd exit onto Wren Way. Turn right onto Romney Road. Turn left onto Lydd Road. Turn right onto Winchelsea Road. Turn left onto Wittersham Close and the property will be on the right.

WITTERSHAM CLOSE, WALDESLADE, CHATHAM, KENT, ME5 7NA



Greyfox Prestige Walderslade

Walderslade Village Centre, Walderslade, Kent ME5 9LR
Sales: 01634 757027 | Lettings: 01634 865595 | Email: walderslade@greyfox.co.uk

greyfox.co.uk/greyfox-prestige